

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

DECEMBER 2009



Building a Better Community with You

Inside this issue:

TRACKING THE NUMBERS	1
LETTER FROM THE DIRECTOR	2
COMMUNITY & NEIGHBORHOOD PLANNING	3
RESEARCH, DATA COLLECTION & ANALYSIS	5
DEVELOPMENT SERVICES	7
BUILDING PERMIT CHARTS	8
NEIGHBORHOOD SERVICES	9
STAFF ACCOMPLISHMENTS & RECOGNITION	10
BUILDING PERMIT TOTALS	11
POPULATION	12
REZONING SCOOP	12
BUILDING INSPECTIONS	12
CODE ENFORCEMENT ACTIVITIES	12

2009 RECAP, AND A LOOK AHEAD TO 2010

A vibrant, forward-thinking, knowledge-based community with a high quality of life for all its citizens. A city with:

- ◇ safe, tranquil, clean, and healthy neighborhoods with enduring character;
- ◇ well-planned and inter-connected multi-modal transportation system;
- ◇ environmentally sensitive development;
- ◇ well-planned, quality and sustainable growth; protection of cultural and historic resources; quality cost-effective community facilities, infrastructure, and services;
- ◇ economic and educational opportunities for all citizens.

This is the College Station envisioned by residents, business owners, developers, students, and city officials. This vision is part of the recently adopted comprehensive plan for the City of College Station and represents one of the most significant accomplishments for the Planning & Development Services Department in 2009.

Even in the current economic climate, it is estimated that more than 2,500 new residents arrived in College Station in 2009 to help the current residents and businesses realize this vision.

In many aspects, 2009 was a difficult year. However, 2009 was also a year of great accomplishments by the City. In addition to adoption of the Comprehensive Plan, which will guide development in the City for the next several years, the City adopted the latest building, energy, and fire codes, helping to ensure that what gets built in the City is constructed to the highest health and safety standards. The first neighborhood plan in many years was initiated in 2009 and will be completed in mid-2010. The City's plan for bicycle facilities, sidewalks, and greenways was updated in 2009 with adoption of the plan slated for January of 2010.

Efforts were undertaken to identify and protect the unique historic structures found in the Southside area of College Station, work was undertaken to prepare for the 2010 U.S. Census, hundreds of plans were reviewed, dozens of community meetings were conducted, and thousands of properties and buildings were inspected for compliance with adopted health and safety codes. All of these efforts and many others were undertaken by a dedicated and highly professional staff faced with a shrinking budget.

Much of 2010 will focus on building on these successes and continuing the Department's ongoing commitment to wise planning and protection and promotion of quality of life and health and safety.



CITY OF COLLEGE STATION
Home of Texas A&M University®

Volume 10 Issue 12

1101 Texas Avenue
P.O. Box 9969
College Station, TX 77842
Phone: 979.764.3570
Fax: 979.764.3496
www.cstx.gov

TRACKING THE NUMBERS

Single-Family Homes:

(Does not include slab onlys)

YTD - 1 yr YTD - 2 yr

↓ 14% ↓ 13%

Year-to-date, single-family home permits experienced a decrease in quantity when compared to last year at this time, December 2008, and decreased when compared with two years ago, December 2007.

Commercial:

(Does not include slab onlys)

YTD - 1 yr YTD - 2 yr

↓ 33% ↓ 43%

Year-to-date, commercial permits experienced a decrease in quantity when compared to last year at this time, December 2008, and a decrease compared with two years ago, December 2007.

Total Permits:

YTD - 1 yr YTD - 2 yr

↓ 18% ↓ 22%

Year-to-date, total permits experienced a decrease in quantity when compared to last year at this time, December 2008, and experienced a decrease when compared with two years ago, December 2007.

LETTER FROM THE DIRECTOR

2009 was a year of challenge and great opportunity for the Planning & Development Services Department. While development activities declined, a number of very significant projects were still approved by the Department and are currently under construction. There is currently more than 300,000 square feet of new retail space under construction throughout the City. Additionally, single-family home construction occurred at essentially the same pace as in previous years, and new projects continue to be submitted to the City. It is impressive just how resilient the local economy is in College Station! I would expect 2010 to be even more of a challenge than 2009. While we will be celebrating the opening of many of these projects that were approved in 2009, continued economic difficulties and credit challenges will likely continue to restrict development activities.

2009 saw the preparation of some of the most significant planning documents for the City in decades. The City's 20-year guide for development was updated, the first neighborhood plan undertaken in years was initiated, the City's building, energy, and fire codes were updated, the City's plan for bicycle facilities, sidewalks, and greenways was updated, and historic preservation efforts were initiated in the Southside area of College Station. These efforts and many more to follow demonstrate the City's commitment to long-range planning and are a credit to the Department's professional and dedicated staff.

2010 will be a year of challenges but it will also be a year of achievement as the Department continues to implement the Comprehensive Plan and continues its efforts at strengthening each and every one of our unique neighborhoods and districts.

I, along with the entire staff of the Planning & Development Services Department, look forward to working with the citizens, businesses, and developers in making 2010 another great year for College Station!



Robert S. Cowell, Jr., AICP, CNU-A
Director





COMMUNITY & NEIGHBORHOOD PLANNING 2009: THE YEAR IN REVIEW

The City of College Station Comprehensive Plan 2009-2030

On May 28, 2009, the City Council unanimously approved a new Comprehensive Plan for the City of College Station. The City of College Station began the process to update its Comprehensive Plan in 2006, with the approval of a contract with Kendig Keast Collaborative, a planning consulting firm out of Sugarland, Texas. The Comprehensive Plan is a statement of the community's vision for the future and a guide to achieving that vision. Generally, the purpose of a Comprehensive Plan is to anticipate growth and to guide that growth in a manner that provides College Station with a balance of land uses that promote economic growth while retaining the quality of life. The Comprehensive Plan is not a "zoning regulation" and it does not affect existing approved zoning. Instead, it provides the foundation for making changes or developing new regulations that implement identified vision, goals and policies.

Elements of the Comprehensive Plan address Community Character; Neighborhood Integrity; Economic Development; Parks, Greenways, & the Arts; Transportation; Municipal Services & Community Facilities; Growth Management & Capacity; and Implementation & Administration.

As part of the planning process, a Comprehensive Plan Advisory Committee was formed to provide valuable information and feedback to the consulting team and City staff. In addition, the City conducted a community survey and held thirteen focus group meetings, a Citizens Congress, and two open house meetings. After several years and thousands of citizen volunteer hours, College Station has a Plan that will guide the growth and development of the community for years to come.

The Bicycle, Pedestrian, and Greenways Master Plan

In November 2008, the Bicycle, Pedestrian, and Greenways Master Plan planning process began to provide greater detail to the Comprehensive Plan. The intent of the Bicycle, Pedestrian and Greenways Master Plan is to provide information and guidance on bicycle, pedestrian and greenway facilities in the City of College Station. This plan builds upon previous recommendations and policies outlined in existing adopted plans to address bicycle and pedestrian needs in a comprehensive manner to achieve multi-modal transportation, connectivity, recreation, healthy living, and environmental protection.

The plan addresses the existing conditions of College Station; the assessment of citizens' needs; goals and the strategies to reach those goals; bicycle, pedestrian, and greenways system development; system management; and the implementation of the plan.

As a part of the planning process, a staff resource team and a citizen-based technical task force helped guide this effort. In addition, an internet-based survey was conducted and there were numerous meetings of focus groups and the community at large.

After a public hearing, the City Council adopted the Master Plan as a section of the City's Comprehensive Plan at their regular meeting on January 28, 2010.

2010 Census

On April 1, 2010, the U.S. Census Bureau will conduct the 23rd decennial census of the United States. As part of that effort, the City of College Station is assisting in coordinating local efforts to make sure each resident of College Station is counted. In 2009, Community & Neighborhood Planning worked with the Census Bureau to update databases with new construction information and to verify addresses. We will continue to work with the Bureau in 2010 to promote participation in the Census. Information gathered through this effort affects Congressional representation, federal funding, city services, and economic development.

COMMUNITY & NEIGHBORHOOD PLANNING OVERVIEW CONTINUED:

The Oakwood Designation Study and Design Guidelines

Preservation planning is an action that the City has undertaken to implement its Comprehensive Plan. One of the goals set by the community is to protect the long-term viability and appeal of established neighborhoods in College Station. Preservation planning is one of the tools the City is using to help identify elements that contribute to strong neighborhood character and identity. The first such area to receive a detailed historic designation study is the South Side neighborhood including and surrounding the Oakwood Subdivision. With the assistance of consultant Quimby McCoy Preservation Architecture LLC out of Dallas, the study is the next step to begin better understanding and cataloging the historic and cultural resources in our community as required by the Comprehensive Plan.

The study will list each property, identify contributing and non-contributing structures, provide baseline data for historic consideration, and provide analysis regarding historic significance. Draft design guidelines are also being developed so that if the study area or a portion of the area were ever rezoned for a Historic Preservation Overlay, guidelines specific to the historical context of the neighborhood would be available. The guidelines will include a map of contributing structures, a style guide, standards for rehabilitation, site standards for additions and new construction, standards for additions and new construction, and standards for non-contributing structures.

Staff continues to work with the consultant, the City's Landmark Commission, and Oakwood study-area residents towards completion and acceptance of the study and draft design guidelines by City Council in the Spring.

The Central College Station Neighborhood Plan

The Comprehensive Plan identifies a number of neighborhoods, corridors, and districts for additional planning efforts. These smaller plans are intended to serve as action plans for specific areas that focus on the particular needs and opportunities of the area. The first such plan is the Central College Station Neighborhood Plan, which encompasses the area between Harvey Mitchell Parkway and Rock Prairie Road between Texas Avenue South and Wellborn Road.

The Central College Station Neighborhood Plan kicked off with a public meeting in September and an issues and opportunities meeting in October. Staff has been working throughout the fall with a Neighborhood Resource Team comprised of resident and business representatives to promote participation in the planning process, refine issues and opportunities, evaluate existing conditions, and establish a vision and goals for the plan. Staff and the Neighborhood Resource Team will continue to work together to turn public input into a plan. The plan will include sections relating to land use and community character, neighborhood integrity, mobility, and sustainability. Actions will be identified to address existing problems, as well as actions to enhancement the area.

Drafts of the plan will be available for public comment in the Spring, with adoption by City Council scheduled for late spring.





RESEARCH, DATA COLLECTION & ANALYSIS

With the adoption of the Comprehensive Plan, Planning and Development Staff have worked this year to begin developing a more robust research, data collection, and analysis program. As part of this effort, a number of research projects have been completed over the year to help inform citizens, City Council, and City Staff in planning decisions. This article is meant to highlight several of those projects, and illustrate what type of information was collected and how it is being used in the planning process.

Census 2010 and Population Estimates

In preparation for the 2010 Census, Staff has been working on data collection since 2008 to provide to the Census Bureau. Staff has compiled a variety of information to help the Census Bureau get a complete and accurate count of College Station's residents in 2010. This includes providing an updated list of all residential addresses in the City, assistance in revising 2010 Census tract boundaries to reflect the housing growth that has taken place in the City since 2000, and most recently, an updated list of all residential construction that is anticipated to be complete by April, 2010. This information is provided in addition to our regular annual updates to the Census regarding annexations and building permits.

Planning and Development Services also produces monthly and annual population estimates based on residential construction activity. Currently, the City population is estimated at 93,450. This represents a growth of 38 percent since the 2000 Census. Overall, the City experienced more rapid growth in the early part of the decade, and has gradually slowed to a more moderate rate of 2.8% annually.

Connectivity

As part of a larger discussion about transportation and connectivity, Staff completed research this year relating to connectivity indexes. A connectivity index is a measure of street connectivity in a given area. The purpose of adopting this type of index would be to increase connectivity in an effort to reduce congestion and dependence on feeder streets by distributing trips through multiple routes.

Staff's research began with evaluating the use of connectivity indexes in benchmark communities and other communities in Texas and the nation. This research looked at how the community measured connectivity, and how they used an index. This information then informed an analysis of several of College Station's neighborhoods to identify how those neighborhoods stood up to the different measures.

This research is assisting in informing the process of revising the City's Subdivision Regulations, and has helped Staff and the Planning and Zoning Commission to better understand the benefits and difficulties of relying solely on a connectivity index for promoting street connections in a community.

(Continued on next page)

RESEARCH, DATA COLLECTION & ANALYSIS (CONTINUED)

Bicycle and Pedestrian Crash Data

The update to the Bicycle, Pedestrian, and Greenways Master Plan included research on bicycle and pedestrian safety. Part of the research and analysis conducted includes bicycle and pedestrian crash data. This information was limited to information reported to the City of College Station Police Department and includes data about the type of crash and injury; location; and time and date of the incident. This analysis is assisting in determining intersection and street design improvements to increase bicycle and pedestrian safety. These recommendations are part of the Master Plan update which is anticipated to be adopted in early 2010.

Central College Station Existing Conditions

For the Central College Station Neighborhood Plan, staff has researched a number of different issues in the area, including, but not limited to, code enforcement, crime, number of rental properties, land-use conformity, and water usage. Code enforcement data was collected and analyzed to identify which subdivisions have the most cases per lot and which types of cases were most common. This information will help to identify how the City may utilize its Code Enforcement officers to best address issues in different areas. Crime information collected was analyzed to identify what crimes were most prevalent in the planning area and when different types of crimes occur.

Overall, the information collected through the Existing Conditions process will be used to inform the Neighborhood Plan for Central College Station and help identify gaps in service and to identify strategies to improve community character, neighborhood integrity, mobility, and sustainability in the central College Station neighborhood.





DEVELOPMENT SERVICES OVERVIEW:

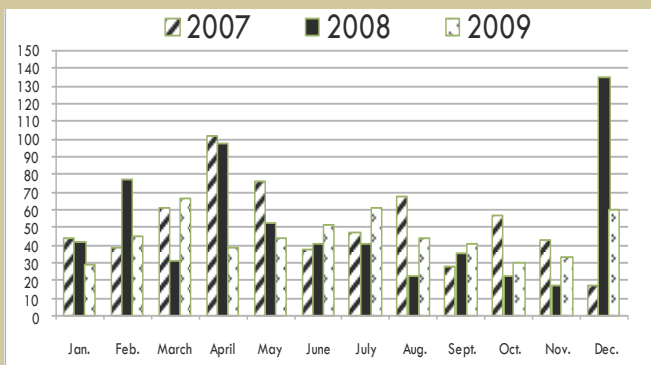
While not at the level of recent years, development activity in College Station remained strong during 2009. The City issued building permits for 536 single-family homes, performed over 12,000 building inspections, processed \$129.2 Million in construction valuation, and handled over 14,000 code enforcement cases.

From the rental registration program to updated building codes, 2009 also proved to be a busy year in terms of changes to the City's development regulations. Below is an overview of the major changes:

- ◆ **Rental Registration Program** – March 1, 2009 was the effective date of the rental registration program. The rental registration ordinance applies to single-family and duplex rental properties and the registration process requires a local point of contact, owner information, and the number of tenants on the lease. This program allows for faster code enforcement capabilities and provides Fire and Police crews the ability to make quick contact with the property owner during an emergency response.
- ◆ **Unified Development Ordinance (UDO) Amendments** – Several revisions were made to the UDO during 2009. A summary of the significant changes is provided below:
 - ◇ Detention Ponds - This amendment addressed aesthetic issues related to drainage detention areas and provided the needed flexibility to address sustainability in site designs.
 - ◇ Alcohol Sales in The Wolf Pen Creek District - During the discussion of the planned festival site and water feature in Wolf Pen Creek, concerns were raised about the sale of alcohol in proximity to the amenities. In response, Council approved a change to the UDO that requires a Conditional Use Permit for alcohol sales in the Wolf Pen Creek district.
 - ◇ Signage - The signage provisions in the UDO were amended to provide a regulatory process for real-estate event signs and home-tour events. The signage requirements were also adjusted to allow projection signs in Wolf Pen Creek.
 - ◇ Planned Development Districts - A change was made to the Planned Development District (PDD) zoning district. The change allows the use of PDD's to guarantee specific building characteristics or apply additional development standards through the rezoning process.
 - ◇ Commercial Amusements - This ordinance amendment relaxed the zoning code by allowing a commercial amusement use to be located in the C-3 zoning district with the approval of a Conditional Use Permit.

- ◇ **Outdoor Storage for Retail Establishments** - This amendment provides retailers with the option to identify the location of outdoor display areas during the site planning process. It limits the allowable outdoor display area to no more than 10% of the building area or 2,500 square feet, whichever is less.
- ◇ **Non-Residential Parking Lot Screening** - This ordinance amendment elevated the parking lot screening requirements for non-residential building plots with more than 20,000 square feet of gross building area.
- ◇ **Landscaping and Tree Protection** - The landscaping and tree protection requirements were amended to require limited landscaping for new single-family and townhouse lots. The amendment also provides a greater point credit for trees that are designated to be preserved and barricaded during development and an additional point credit for landscape plans prepared by a qualified landscape professional.
- ◆ **Development Fee Increase** – The Council approved a resolution that increases development fees in two phases. The first phase was effective on October 1, 2009 and the second phase will be effective on October 1, 2010. When fully implemented, the fee resolution should result in an 80% cost recovery for the Planning & Development Services Department.
- ◆ **Updated Building Codes** – In December, the City Council adopted the latest edition of the International Building Codes and the latest edition of the National Electrical Code for use in College Station. This action will result in increased energy efficiency and provide staff with the ability to recognize the latest in building materials and construction techniques.

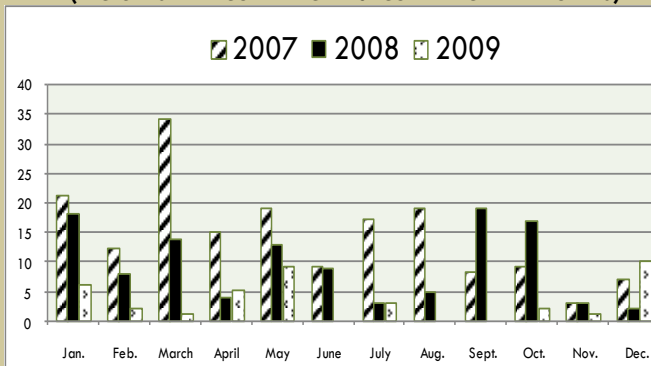
SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH
 (INCLUDES ONLY NEW SINGLE-FAMILY HOMES)



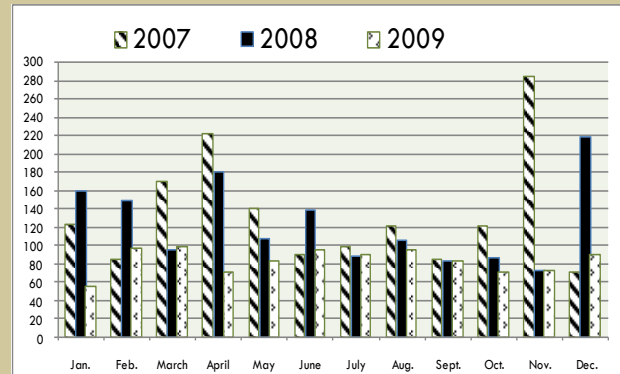
PERMITS BY TYPE
 YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	536	536	\$74,549,744
Duplex	0	0	\$0
Tri-Plex/Four-plex	0	0	\$0
Apartment	1	21	\$1,800,000
New Commercial	29	N/A	\$17,672,144
Commercial Remodel	55	N/A	\$16,826,632

COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH
 (INCLUDES NEW COMMERCIAL & COMMERCIAL REMODELS)



TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH





OUTREACH & COMMUNICATION: NEIGHBORHOOD SERVICES

In addition to providing a variety of services to College Station neighborhoods, the Neighborhood Services Office seeks to keep neighborhoods engaged, involved and informed on important issues. Each month, the Neighborhood Services Office holds Seminar Suppers. The goal of the Seminars is to inform neighborhood leaders on important topics and give them an opportunity to meet other neighborhood leaders from around the city. The Seminar in October featured new City of College Station Public Communications Director Jay Socol discussing methods of city communications with residents. As a result of that meeting, we are expecting to see a jump in the use and efficiency of the Neighborhood Services webpage to benefit the neighborhoods. Also discussed were improvements to the Neighborhood Services webpage and the addition of a calendar of events that would allow neighborhoods to post upcoming events. The Seminars are held monthly, with the exception of the summer months of June through August.

In addition, Neighborhood Services, Code Enforcement and Police often participate in homeowner association and neighborhood association meetings throughout the year, as an effort to get to know more citizens and be more directly involved in what goes on in their neighborhoods. Last year, Neighborhood Services was involved in over 20 homeowner or neighborhood association and stakeholder meetings. Neighborhood Services also works with a variety of city departments to conduct stakeholder meetings on projects that could potentially affect the neighborhoods. These meetings give neighborhoods an opportunity to learn more about these projects, get answers to questions and discuss their concerns with the city regarding these projects.

One of the main goals of Neighborhood Services is to inform and engage neighborhoods about city events, projects and programs. If you would like to have the Neighborhood Services Coordinator speak to your association or group about forming an association or registering to be a part of the city's Neighborhood Partnership Program, please contact Barbara Moore, Neighborhood Services Coordinator at bmoore@cstx.gov or at 979-764-6262.

STAFF ACCOMPLISHMENTS & RECOGNITION

Congratulations to Planning & Development Services on a great 2009!

Congratulations to our Staff who earned the following new certifications and registrations this past year, as well as several awards and recognitions received by the divisions:

Norberto Adorno, Amanda Wyrick and Jim Giles, Code Enforcement Officers, received their Basic Code Enforcement Officer Registrations.

Brian Binford, Building Inspector, received four more International Code Council certifications and a state plumbing inspector certification.

Bob Cowell, Director of Planning & Development Services, received his CNU-A and is now a Congress for New Urbanism Accredited Professional.

Joe Guerra, Transportation Planner, received his Professional Transportation Planner (PTP) certification.

Chris Haver, Building Official, was re-elected to the Building Official Association of Texas Board of Directors.

Josh Norton, P.E., Assistant City Engineer in Public Works, received the Young Engineer Award from the local Texas Society of Professional Engineers (TSPE) & American Society of Civil Engineers (ASCE) Chapter.

Lance Simms, Assistant Director of Planning & Development Services, received his International Code Council (ICC)-Green Building Inspector certification this year, as well as becoming a Certified Planner by the American Institute of Certified Planners (AICP).

The **Planning Division** received the Planning Excellence Award from the Texas Chapter of the American Planning Association for 2009.

The City of College Station **Code Enforcement Division** received the "Keeper of the Kingdom" award from Keep Brazos Beautiful in 2009.

Planning & Development Services had two of its employees nominated for the 2009 City of College Station Employee of the Year – **Julie Caler**, Code Enforcement Officer, and **Jennifer Prochazka**, Senior Planner.

Also deserving congratulations are the 2009 Planning & Development Services Award winners who were nominated by their peers for the following awards:

Employee of the Year - **Beth Boerboom**, Planning Technician

Team Player – **Doug Ervin**, Code Enforcement Officer

Dependability – **Michael Treviño**, GIS Technician

Positive Attitude – **Oscar Chavarria**, Building Inspector

Dedication – **Lindsay Kramer**, Senior Planner

Team Spirit – **Erika Bridges**, Graduate Civil Engineer



City of College Station



BUILDING PERMIT TOTALS:

Month of December 2009						Month of December 2008		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	59	59	115,983	109,301	\$7,654,282	135	135	\$21,269,255
Duplex	0	0	0	0	\$0	14	28	\$2,053,128
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	8	46	\$4,675,500
Residential Addition	7	N/A	5,540	2,445	\$262,500	0	N/A	\$0
Residential Remodel	1	N/A	624	624	\$22,000	3	N/A	\$34,500
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	30	N/A	\$471,494
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	0	\$0
New Commercial	5	N/A	31,943	28,693	\$1,905,345	2	N/A	\$45,500
Commercial Remodel	4	N/A	N/A	N/A	\$67,000	5	N/A	\$314,655
Commercial Addition	1	N/A	N/A	N/A	\$45,000	0	N/A	\$0
Commercial Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$91,000
Swimming Pool	1	N/A	N/A	N/A	\$29,000	8	N/A	\$258,200
Sign	8	N/A	N/A	N/A	N/A	7	N/A	6185
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	1	N/A	N/A	N/A	\$2,100	3	N/A	\$54,682
Roofing	3	N/A	N/A	N/A	\$26,200	2	N/A	\$18,400
TOTALS	90	59	154,090	141,063	\$10,013,427	218	209	\$29,292,499

January 1, 2009 - December 31, 2009						January 1, 2008 - December, 2008		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	536	536	953,653	1,043,958	\$74,549,744	620	620	\$94,493,453
Duplex	0	0	0	0	\$0	48	96	\$7,440,761
Tri-plex/Four-plex	0	0	0	0	\$0	2	6	\$515,350
Apartment	1	21	17,266	17,266	\$1,800,000	53	658	\$51,891,232
Residential Addition	59	N/A	16,085	8,085	\$2,192,614	51	N/A	\$1,756,431
Residential Remodel	41	N/A	1,104	1,984	\$951,647	138	N/A	\$1,741,600
Residential Garage/Carport Addition	3	N/A	N/A	N/A	\$57,700	2	N/A	\$31,410
Residential Demolition	10	N/A	N/A	N/A	\$19,350	0	N/A	\$0
Residential Slab Only-SF	3	N/A	N/A	N/A	\$18,700	38	N/A	\$525,631
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	19	N/A	\$2,258,929
Hotel / Motel / Inn	2	N/A	N/A	N/A	\$6,000,000	0	0	\$0
New Commercial	29	N/A	164,395	178,861	\$17,672,144	79	N/A	\$132,582,889
Commercial Remodel	55	N/A	N/A	N/A	\$16,826,632	106	N/A	\$9,795,690
Commercial Addition	5	N/A	N/A	N/A	\$4,957,000	12	N/A	\$9,779,985
Commercial Demolition	4	N/A	N/A	N/A	\$26,489	0	N/A	\$0
Commercial Slab Only	2	N/A	N/A	N/A	\$531,901	10	N/A	\$1,451,110
Swimming Pool	51	N/A	N/A	N/A	\$2,122,020	81	N/A	\$2,951,583
Sign	114	N/A	N/A	N/A	\$395,545	106	N/A	\$396,983
Moving & Location	4	N/A	N/A	N/A	\$282,500	5	N/A	\$7,700
Storage / Accessory	28	N/A	N/A	N/A	\$254,888	33	N/A	\$307,337
Roofing	88	N/A	N/A	N/A	\$604,783	74	N/A	\$880,699
TOTALS	1035	557	1,152,503	1,250,154	\$129,263,657	1477	1380	\$318,808,773



POPULATION: The December population estimate is 93,450.

REZONING SCOOP:

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
09-500225	1270 Harvey Mitchell Pkwy	3.36	R1 to R4 & AO	3-Dec	Approved	14-Jan	Approved
09-500226	Campus Village	42.56	C1 to PDD	17-Dec	Approved	14-Jan	Approved
09-500244	Emerald Ridge Estates	1.833	AO to R1	7-Jan	Approved w/ Conditions	28-Jan	Approved

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	DEMO	TOTAL
JANUARY	322	278	190	111	7	45	7	1	961
FEBRUARY	324	238	174	131	8	12	13	0	900
MARCH	364	244	203	147	32	21	9	0	1020
APRIL	361	298	227	213	27	11	13	0	1150
MAY	375	380	250	217	36	5	51	0	1314
JUNE	529	360	293	186	17	7	40	0	1432
JULY	400	256	209	190	33	4	14	0	1106
AUGUST	316	242	199	144	21	5	11	0	938
SEPTEMBER	340	244	168	154	62	4	8	1	981
OCTOBER	271	203	164	147	13	8	5	0	811
NOVEMBER	265	193	194	122	43	13	7	1	838
DECEMBER	237	225	181	96	14	8	8	0	769
TOTAL	3867	3161	2452	1858	313	143	186	3	12220

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	106	44	109	11	36	611	134	0	230	1281
FEBRUARY	100	54	105	11	75	511	156	0	259	1271
MARCH	126	23	61	13	28	295	127	99	505	1151
APRIL	80	10	14	14	22	86	101	1260	182	1769
MAY	136	22	20	4	23	250	84	361	266	1166
JUNE	123	10	17	15	15	314	89	254	187	1024
JULY	92	7	32	7	20	388	86	55	285	972
AUGUST	301	45	68	33	23	360	95	77	271	1273
SEPTEMBER	176	26	30	20	22	331	84	92	260	1041
OCTOBER	171	19	54	33	17	39	345	121	391	1190
NOVEMBER	185	20	62	14	38	45	328	86	339	1117
DECEMBER	215	42	75	20	40	46	247	166	311	1162
TOTAL	1811	322	647	195	359	3276	1876	2571	3486	14417